

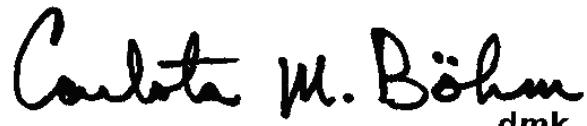
IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	Bankruptcy No. 17-23598-CMB
Andrew W. Ryan	:	
Debtor	:	Chapter 13
	:	Related to Document No. 60
Andrew W. Ryan	:	
and Ronda J. Winnecour, Esq. (Trustee)	:	
Movants	:	
	:	
v.	:	
Discover Bank, Wells Fargo Bank, N.A., Fifth	:	
Third Bank, Portfolio Recovery Associates, LLC:	:	
Navient Solutions, LLC, PNC Bank NA,	:	
Freedom Mortgage Corporation	:	
Respondents	:	

**ORDER ON MOTION TO EXTEND DEADLINE FOR CLOSING ON DEBTOR'S
MOTION TO SELL REAL ESTATE FREE AND CLEAR OF ALL MORTGAGES,
LIENS, AND ENCUMBRANCES**

AND NOW, this 26th day of July, 2021, upon
consideration of the Motion to Extend Deadline for Closing on Debtor's Motion to Sell Real
Estate Free and Clear of All Mortgages, Liens, and Encumbrances, is hereby granted and the
Debtor shall have until August 31, 2021 to execute the sale:

FILED
7/26/21 9:01 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA


Honorable Carlota Boehm **dmk**
United States Bankruptcy Judge

In re:
Andrew W. Ryan
Debtor

Case No. 17-23598-CMB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Jul 26, 2021

User: dsaw
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 28, 2021:

Recip ID	Recipient Name and Address
db	+ Andrew W. Ryan, 800 Alamae Lakes Road, Washington, PA 15301-9151

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BY PASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 28, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 26, 2021 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor RoundPoint Mortgage Servicing Corporation bnicholas@kmlawgroup.com
Mario J. Hanyon	on behalf of Creditor Freedom Mortgage Corporation wbecf@brockandscott.com mario.hanyon@brockandscott.com
Matthew M. Brennan	on behalf of Debtor Andrew W. Ryan attorneymatthewbrennan@gmail.com
Office of the United States Trustee	ustpreion03.pi.ecf@usdoj.gov
Ronda J. Winnecour	cmecf@chapter13trusteewdpa.com

TOTAL: 5